MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

SANTA MARIA PUBLIC LIBRARY
SANTA MARIA, CALIFORNIA

AUGUST 18, 2015

INVOCATION:
Larry Cooney, Director of the Central Coast Rescue Mission, gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Zuniga led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, Assistant City Attorney Sinco, Director of Community Development Appel, City Librarian Housel, Director of Public Works/City Engineer Kahn, Police Chief Martin, Fire Chief Orr, Director of Recreation & Parks Posada, Director of Utilities Springer, Deputy City Manager Stilwell, Deputy City Manager Tse, Director of Administrative Services Visé, Planning Division Manager Gilli, Planner II Zayer, and Chief Deputy City Clerk Garietz.

Mayor Patino announced that the City has arranged for Spanish translation and if anyone is interested in receiving translation service to notify staff.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. POLICE DEPARTMENT VOLUNTEER OF THE MONTH FOR AUGUST 2015
Councilmember Orach presented a plaque and certificate of appreciation to Terri Paniagua thanking her for her nine years of dedication to the Police Department and community.

Police Chief Martin also thanked Ms. Paniagua for her years of volunteerism.

B. PROCLAMATION – OVARIAN CANCER AWARENESS MONTH
Mayor Patino presented a Proclamation in recognition of National Ovarian Awareness Month. Cristina Martins Sinco accepted the Proclamation. Ms. Martins Sinco explained that ovarian cancer is the fifth leading cause of death in women and its symptoms mimic many other ailments.

2. PUBLIC COMMENT PERIOD
Debbie Warren spoke about continuing problems with illegal fireworks in her neighborhood. She requested that the item be placed on a Council Meeting Agenda as soon as possible.

Diane Lapham spoke about a code compliance issue with her neighbor's house, stating the property is in foreclosure, there is trash in the backyard, and she is concerned that it is a fire hazard. Mayor Patino asked Assistant City Attorney Sinco to follow-up with Ms. Lapham.

Maricela Morales, Executive Director of CAUSE, spoke about violence against women and asked the City to consider a local task force to end male violence against women.

Ann McCarty, Associate Director of the Santa Barbara County Rape Crisis Center, spoke about the recent rape and murder of Marilyn Pharis explaining that it was not anyone's fault but the perpetrators and that they were the ones that should be held accountable. She expressed her gratitude to the City of Santa Maria Police Department saying their response the day of the murder was quick and compassionately done. She invited everyone to a vigil in the City Hall Courtyard at 7:30 p.m. on Friday evening, August 21st to honor Ms. Pharis.

City Manager Haydon responded to Ms. Warren's comments regarding the fireworks saying City staff had met to discuss the fireworks issue and plan to meet again to discuss best management practices to alleviate the problem. At that time, residents who have voiced concerns will be invited to join staff to help in planning the approach to mitigating the problem. The item will then be brought back before City Council.

City Manager Haydon introduced Utilities Director Springer who gave a brief overview of the City's water conservation efforts. Mr. Springer reported that City residents are doing a great job of saving water and the City is meeting the State mandated requirements for water conservation.

In response to recent articles in the news and comments by City residents, Mayor Patino announced that the City of Santa Maria is not a Sanctuary City, saying that there has never been a city resolution, ordinance, or administrative policy enacted that would make the City of Santa Maria a Sanctuary City.

3. CONSENT CALENDAR:
Councilmember Waterfield recused herself from voting on Items 3G (Warrants), 3L (Notice of Completion for the Santa Maria Police Department Tenant Improvements), and 3M (Agreement to haul cover material over County-maintained road system) due to a conflict of interest.

Mayor Patino noted Items 3C (Cancellation of the September 1st City Council Meeting) saying that the September 1, 2015 City Council meeting would be cancelled. She also commented on Item 3L (Notice of Completion for the Santa Maria Police Department Tenant Improvements) saying the dispatch division would be moving from the old Police Department building to the new building at 1111 Betteravia in early 2016.

Consent Calendar Items 3A through 3M (except Item 3G, 3L, and 3M) were approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Items 3G (Warrants), 3L (Notice of Completion for the Santa Maria Police Department Tenant Improvements), and 3M (Agreement to haul cover material over County-maintained road system) were approved on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote: 4-0-1

AYES: Councilmembers Orach, Boysen, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Waterfield

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular Meeting of the City Council of August 4, 2015, were approved as submitted.

C. CANCELLATION OF THE SEPTEMBER 1, 2015 CITY COUNCIL MEETING
Resolution No. 2015-78 was adopted cancelling the September 1, 2015 Regular City Council Meeting due to a lack of agenda items.

Resolution No. 2015-78 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CANCELLING THE FIRST CITY COUNCIL MEETING IN SEPTEMBER 2015.

D. "FIX OUR ROADS COALITION" AND INFRASTRUCTURE FUNDING
Resolution No. 2015-79 was adopted urging the State to provide new sustainable funding for State and local transportation infrastructure and that the City join the "Fix Our Roads Coalition".

Resolution No. 2015-79 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, URGING THE STATE TO PROVIDE NEW SUSTAINABLE FUNDING FOR STATE AND LOCAL TRANSPORTATION INFRASTRUCTURE AND FOR THE CITY TO JOIN THE "FIX OUR ROADS COALITION."

E. EASTRIDGE ESTATES RELEASE OF FAITHFUL PERFORMANCE BOND
The City Council accepted as complete the public improvements associated with Eastridge Estates, Tract 5939, and authorized: 1) the release of the Faithful Performance Bond for boundary walls [#4395042] in the reduced amount of $161,155 posted in the form of a Surety for the construction and installation of boundary walls; and 2) ordered that the Contractor, Labor, and Material Bond in the amount of $167,046.13 be retained until February 2016.

F. HERITAGE AT WESTGATE RANCH RELEASE OF FAITHFUL PERFORMANCE BOND
The City Council accepted as complete the public improvements associated with Heritage at Westgate Ranch, Tract 5969, and authorized: 1) the release of the Faithful Performance Bond for Public Improvements – Bridge [#4395043] in the amount of $454,250 posted in the form of a Surety for the construction of the required bridge to provide vehicular and pedestrian access to the project across the Battles Channel; and 2) ordered that the Contractor, Labor and Material Bond in the amount of $227,125 be retained until February 2016 and the Guarantee and Defective Material Bond in the amount of $45,425 be retained until August 2016.

G. WARRANTS
Warrant Nos. 195017 to 195261 totaling $1,147,000.63 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 194626, 194785, 194818, and 194975 were cancelled.

H. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

I. 2015-16 APPROPRIATION LIMIT
Resolution No. 2015-80 was adopted establishing the City of Santa Maria's 2015-16 appropriation limit at $145,640,653.

Resolution No. 2015-80 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING AN APPROPRIATION LIMIT FOR 2015-16.

J. ADOPTION OF ORDINANCE NO. 2015-09 – STREAMLINED ROOFTOP SOLAR PERMITTING
The City Council conducted the second reading and adopted Ordinance No. 2015-09 adding Chapter 18, Residential Rooftop Solar Systems, to Title 9 of the City of Santa Maria Municipal Code implementing an expedited, streamlined permitting process for small residential rooftop solar systems.

Ordinance No. 2015-09 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING TITLE 9 OF THE CITY OF SANTA MARIA MUNICIPAL CODE BY ADDING CHAPTER 18 CONCERNING THE CREATION OF AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS.

K. OFFICE OF TRAFFIC SAFETY GRANT
Resolution No. 2015-81 was adopted authorizing the appropriation of $357,000 to be allocated to the Santa Maria Police Department under the provisions of the Office of Traffic Safety Selective Traffic Enforcement Program, Grant PT1594. The grant will allow the Police Department to continue enforcement efforts in critical traffic areas in the City and target traffic factors that lead to fatal and injury collisions.

Resolution No. 2015-81 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROPRIATING FUNDING UNDER THE CALIFORNIA OFFICE OF TRAFFIC SAFETY GRANT PROGRAM #PT1694.

L. NOTICE OF CONTRACT COMPLETION - POLICE DEPARTMENT TENANT IMPROVEMENTS
The City Council approved the Notice of Contract Completion for Bid No. 2013/05, Santa Maria Police Department Tenant Improvements and directed the Chief Deputy City Clerk to record same.

M. AGREEMENT TO HAUL COVER MATERIAL TO REGIONAL LANDFILL
Resolution No. 2015-82 was adopted approving an agreement with the County of Santa Barbara to haul cover material to the Santa Maria Regional Landfill over the County-maintained road system; and authorizing the Director of Utilities to enter into future extensions or modifications of the agreement in order to complete the Non-hazardous Hydrocarbon Impacted Soil (NHIS) program.

Resolution No. 2015-82 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF SANTA MARIA AND THE COUNTY OF SANTA BARBARA TO HAUL COVER MATERIAL TO THE SANTA MARIA REGIONAL LANDFILL OVER THE COUNTY-MAINTAINED ROAD SYSTEM.

4. CHAPEL CAR WASH. The City Council considered a recommendation of the Planning Commission to adopt a resolution approving a Conditional Use Permit (U2015-0011) for Chapel Street Car Wash, to allow renovation of an existing self-serve car wash on a 0.3 acre site in the Bungalow

District of the Downtown Specific Plan located at 309 East Chapel Street. Community Development Director Appel gave a presentation as detailed in the Council Agenda Report. The applicants requested approval of a Conditional Use Permit to allow for the demolition of a 45-year old, 2,332 square foot self-service car wash, and to reconstruct a modern self-service car wash. The applicants based their request on the fact that the new structure would improve their ability to manage and maintain the car wash with a larger central utility room and more storage. The new car wash will have a 14,000 square foot lot, 11,495 square feet of pavement, 573 square feet of landscaping, and a California Mission building style with clay roof.

Applicant, Sherry Jordan, thanked the City for their support and acknowledged David Cross of the Chamber of Commerce for helping them through the process.

Public Hearing
Mayor Patino opened the public hearing at 7:10 p.m.

Dave Cross, Economic Development Director with the Chamber of Commerce, congratulated the Jordans for being willing to invest in their business, the property, and the downtown. He said he hoped more businesses would come forward and would want to do the same.

Hearing no other requests to speak, Mayor Patino closed the public hearing at 7:11 p.m.

Council Discussion
Councilmember Boysen said he appreciated the Jordans for working through the obstacles of developing their property.

Resolution No. 2015-83 was adopted approving a conditional use permit for the East Chapel carwash, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2015-83 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR THE EAST CHAPEL CAR WASH, U2015-0011, ASSESSOR'S PARCEL NO. 121-022-004 LOCATED AT 309 EAST CHAPEL STREET.

5. FINANCIAL REPORT FOR FOURTH QUARTER. The City Council received the quarterly financial report for the fourth quarter of 2014-15, ending June 30, 2015. Director of Administrative Services Visé gave a presentation as detailed in the written Council Agenda Report. He noted the numbers he was presenting were not yet audited with the usual year-end adjustments such as revenue expenditures and accruals. However, they do give a good picture of the City's financial status.

The General Fund balance is $10,098,980. At the end of the fiscal year, sales tax receipts are $1.1 million greater than last fiscal year. Gains in auto sales, general consumer goods, restaurant sales and building and construction were substantially higher than last fiscal year as well, which is partially offset by declines in service station tax due to declining gas values.

Property taxes are approximately $567,000 greater than last fiscal year due to increasing property values and an improving economy. As of June 30, the median home price was $311,000 versus $280,000 last fiscal year. In this fiscal year, 2015-16, property tax revenue was projected to be about $16 million.

Non-Hazardous Hydrocarbon Impacted Soils (NHIS) revenue is approximately $2.9 million, but would decline as oil companies' sites are cleaned of contaminated soil, and should not be considered a long term revenue source.

A declining source of revenue is interest income. The City has received about $530,000 in the current fiscal year and projects about $500,000 in 2015-16. In 2007-08, the City received about $3.2 million in interest income. While the City's return on investments are better than the two-year treasury yields, declining interest income is the result of an extremely low interest rate environment and the declining cash balances in the General Fund, Local Economic Augmentation Fund (LEAF) Fund, and General Capital Projects Fund. The interest income earned by these funds is credited to the General Fund.

The LEAF cash fund balance declined from $11.7 million to $6.3 million and the General Capital Projects fund declined from $14.4 million to $5 million which were primarily used for the capital construction of the new police building.

Permit revenue did well at $2.7 million, or 122 percent of budget. Measure U2012 revenues were at $4,177,980, the amount first anticipated with the Measure back in 2012.

Expenditures are at 97.1 percent with the Police Department under budget due to personnel vacancies. Approximately 91 percent of all tax-related revenue was spent on Police and Fire Departments.

In the Water/Wastewater Fund, revenues exceeded expenditures by $4.9 million, primarily due to the semi-annual debt service payment for the 2012AB Refunding Bonds of $4.6 million. Other revenue of $2 million consists of $754,000 in State Water Reimbursement fees from developers, $427,000 from rents and concessions from an agricultural lease agreement and $402,000 from the State Proposition 84 Grant.

Solid Waste Fund revenues exceeded expenses by more than $1,096,000.

Council Input
Councilmember Waterfield commented on the decreased unemployment rate at 5.7 percent, a marked improvement over the 15 percent from a few years ago.

Councilmember Boysen commented that the surplus of funds this year was encouraging. He asked what the anticipated surplus was.

Administrative Services Director Visé responded that the City expects to be approximately $2 million in revenue over expenditures once the audit is complete. He also noted that Measure U funding will expire in December of 2021, leaving a $5 million gap in the General Fund. A recession is predicted in the next few years, thus tax revenues will most likely decrease. The City was trying to be cautious of spending. The State passed Proposition 30 a couple of years ago (an increase in sales tax and personal income tax) and that will expire in 2016. It will be difficult to predict what effect it will have, but the State could approach local governments to make contributions.

Councilmember Orach commented that while the employment rate may be up, many people employed are working part-time and college graduates were living back at home longer as the job market has become more challenging to get into.

Mayor Patino asked what might happen when Proposition 30 ended.

Administrative Services Director Visé explained the State was trying to build its reserves and has had two straight years of excess revenue in their General Fund. He said it was difficult to predict.

The report was received and filed.

The City Council recessed for a break at 7:26 p.m.

CALL TO ORDER:
Mayor Patino called the joint meeting of the City Council and Planning Commission to order at 7:38 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino; and Commissioners Andrade, Brown, Hernandez, Quigley, and Chair Dickerson.

6. JOINT MEETING CITY COUNCIL AND THE PLANNING COMMISSION TO REVIEW THE DOWNTOWN SPECIFIC PLAN (DTSP). City Manager Haydon explained the process of how this item was going to be presented and encouraged Councilmembers and Commissioners to ask questions of staff during the presentation. Following staff's presentation he recommended that the Mayor seek public input, and after public input the Planning Commission would have an opportunity to deliberate followed by Council's deliberations and direction to staff.

Director of Community Development Appel acknowledged Planning Division Manager Gilli and Planner II Zayer for all of their hard work on the DTSP, particularly with their outreach efforts.

He went on to state that dating back to 2004, the DTSP began with several workshops and hearings. A vision for the downtown was created and the Plan was adopted in 2008. The recession hit and the Plan did not have a major impact. In 2015, a revised plan was created ironing out some weaknesses that had been identified during the recession. Staff expects that, with this meeting, the Plan will move forward and become effective in January 2016.

Planning Division Manager Gilli explained that the Plan was being used as a roadmap and was not intended to detail every step. The details would be worked out later.

Commissioner Andrade asked how developers and new businesses would be processed until the new plan is adopted.

Planning Division Manager Gilli responded that, during the interim, consideration would be given under the old Plan. Development options in the first Plan are very similar in the revised Plan.

Planner II Zayer explained the goal of the DTSP was to create a culturally rich environment that reflects the community; a safe, inviting, and pedestrian-oriented area; and an area with diverse entertainment opportunities. A three-pronged approach to improving Downtown would include activities, partnerships, and beautification.

Possible weekly events might include a food truck event with live music and/or children's activities, art shows, enhanced farmers markets, concerts, and multi-cultural festivals. All of these would be held in the Town Center West (TCW) parking lot. The intent would be that a weekly opportunity would trigger people to think of going downtown and also draw in those passing by.

Planning Division Manager Gilli stated that the Planning Department would be the central point of contact for anything someone might want to do in the Downtown and be somewhat like a concierge service where Planning Department would handle the behind-the-scenes work required with any pertinent departments (Police or Recreation and Parks, for example).

Chair Dickerson asked how the change would affect staff time.

Planning Division Manager Gilli stated that he expected that staff time would increase; however, over the last few months many processes had been made more efficient and now requires less staff time. The DTSP has been identified as a priority, so staff is expecting to put more time into it.

Councilmember Zuniga commented on the importance of customer service and how putting the emphasis into that could save the department from having to spend much time having to back-track solving problems.

Councilmember Boysen said he would consider the DTSP a huge success if so many applications came in that staff had to be increased.

Planning Division Manager Gilli indicated that optional incentive packages would be offered to encourage applicants to beautify store fronts and invest in improvements. Fees might be decreased or paid over time. Applicants would be worked with on a case-by-case basis.

Commissioner Hernandez suggested choosing a color scheme for the Downtown to define its boundaries, and that businesses might be interested in getting a paint job because it is not too expensive. Planner II Zayer responded that an effort would be made to encourage applicants to improve store fronts. The department also plans to do a comprehensive streetscape plan. The City would be the lead on any work done on Broadway even though the street is a portion of Hwy 135. Staff has already had conversations with Caltrans and they were ready to collaborate.

Councilmember Waterfield stressed the need to inform the private sector in the community and to encourage them to participate. She asked how the media would be handled.

Planner II Zayer responded that once the ground work begins on the streetscape plan, the community and businesses would be part of the outreach. Everyone would be invited to give their input, including art groups, bicycle groups, businesses, and residents.

Chair Dickerson asked if the consultant being considered for the streetscape plan was an economic development consultant.

Planner II Zayer responded the economic development consultant would be used for the retail and business aspect. The streetscape plan would involve an urban designer or engineering firm experienced with streetscapes.

Councilmember Orach asked if there was someone specifically with Caltrans that would be assisting with this process.

Planner II Zayer responded that staff had met with three regional representatives from Caltrans and a dialogue had been put in motion between the City and Caltrans. The Caltrans representatives were very supportive and offered staff a potential grant source. They also offered examples of other communities they had worked with on similar projects.

Planning Division Manager Gilli commented that Caltrans was being supportive and was aware of the need to consider trucks, autos, bicyclists, and pedestrians in the DTSP design.

Planner II Zayer indicated that the Plan was reduced from 250 pages to about 100 pages. The Downtown vision (districts and district vision, too) was still included, along with design guidelines, relaxed standards, and the need for streetscape improvements. Items that have changed include increasing the flexibility in design and process, adding legal non-conforming uses, and updates to prohibited uses.

Councilmember Waterfield commented that permitting for the Jordan's car wash project took two years and she expressed concern that the permitting process might slow the establishment of the DTSP.

Planning Division Manager Gilli responded saying the goal of the new Plan was to be much more flexible about what was allowed and what was not. Even if a current business was prohibited by the Plan, they would be grandfathered in. He also listed a few business types that some members of the community asked be prohibited in the Downtown such as tattoo parlors, smoke shops, hookah lounges, adult entertainment, and liquor stores.

Councilmember Waterfield recalled that, as a Planning Commissioner, she and the other Commissioners agreed to prohibit convenience stores.

Planning Division Manager Gilli stated that public comments regarding the DTSP had been very positive. The next steps would be to finish the Plan, hold a public hearing, and put into effect on January 1, 2016. The weekly activities would be worked on by the Planning Department, Recreation and Parks, and Police Department with a goal to begin in the Spring of 2016. Trainings were being scheduled to update Planning Department customer service to a concierge level. The groundwork for the streetscape plan would also be started between Engineering, Caltrans, and Public Works, taking into consideration funding sources, consultants, and costs.

Questions of Staff

Chair Dickerson asked if the funds that would be made available for façade improvements were loans or grants; if the street beautification was specifically for Broadway and Main Streets; and what the timeframe would be for the street beautification.

Planning Division Manager Gilli responded the funds were to be more of a loan at this time. Staff would explore the possibility of grants with the intent to make the funds more of an incentive and benefit. He also said the detailed plan for Broadway and Main Streets would be established first, and then perhaps templates would be created for smaller sub-section neighborhoods. He was unsure how long the street beautification would take as it was based on funding availability, but for Broadway and Main he estimated two to five years.

Commissioner Quigley asked if the mixed-use component would still part of the Plan.

Planner II Zayer responded that mixed-use would still be allowed, but not required. It would be a choice for the developer.

Commissioner Hernandez asked how traffic would be dealt with during the transition being that the last traffic study was done in 2008. She also asked if sufficient parking would be available with the weekly downtown events as they would be held in the parking lot.

Planning Division Manager Gilli responded that the actual work would be done on the sidewalks, but not so much with the streets themselves. Options will be to look at the median turn lanes, parking on the sides of the street, and bike lanes. There may also be coordination with trucking companies to use alternate routes. The City does have regular traffic counts on its streets that would help with the

planning. Additional analysis would be done based on proposed changes to see what effect they may have over traffic. He also stated that one of the strengths of the Downtown is the large amount of parking available to residents. Staff does not foresee any problems with parking during events. Staff will work to make it easier to walk Downtown once a resident has parked so they would not need to move and re-park elsewhere.

Commissioner Andrade asked about strategies for dealing with the intersection and corners of Main and Broadway.

Planning Division Manager Gilli responded that the corners and businesses on them have been taken into consideration. No details had been worked out yet; however the City owns two of the properties on those corners and the business owners have been involved in talks regarding the DTSP.

Commissioner Andrade asked about the boundaries for the DTSP.

Planner II Zayer responded the north boundary is Fesler Street, the east boundary is School Street, the west boundary is Curryer, and Morrison is the south boundary. The rest of Broadway and Main Street fall under the Entrada Specific Plan.

Commissioner Brown suggested using some of the larger streets that were originally Highway 101 and closing off a portion of Broadway to do activities on a regular schedule to draw people into the Downtown area, similar to what Santa Barbara, San Luis Obispo, and Pismo Beach have done.

Councilmember Orach added the Recreation and Parks department already does a great job coordinating events in the parks. This may be an opportunity to bring some of those events downtown.

Mayor Patino commented on Gary Grossman's proposed plan to create an amphitheater, add trees in the Town Center West parking lot, and create a partnership with the City in regards to the downtown area. She indicated, the project looked beautiful.

Councilmember Waterfield agreed that Gary Grossman's proposed plan would be good to consider. She expressed concern with duplicating efforts if an Economic Development Consultant position were created, as the City already works in collaboration with the Economic Development Director through the Chamber of Commerce.

Councilmember Zuniga congratulated Director of Community Development Appel and his team in putting the Plan together. She stressed the importance of being patient and taking the time to implement it correctly. She also requested regular updates.

Director of Community Development Appel indicated that regular updates could be provided..

Councilmember Zuniga requested an update every six months so the public could also be informed of the progress of the Plan.

Councilmember Waterfield requested a copy of the Caltrans Main Street Manual from 2013.

Public Input

Leonardo Espinoza, Jr. thanked staff, the Planning Commission, and the City Council for their efforts and said he hoped the DTSP would lead to visual improvements in his neighborhood, too. He was encouraged by the support offered to local business owners.

Alicia Perales spoke of how hopeful she was that the DTSP would change the way some people perceive Santa Maria and she looked forward to seeing the results.

Emily Garcia thanked everyone for their efforts and said she was encouraged to have more options available to locals on the weekends.

Angel Alexander Fuentes Moreno spoke about how impressed he was by the staff who gave the presentation. He said his co-workers stated they would never move to Santa Maria and, now, after this evening, he was hopeful that Santa Maria might become more popular among his peers.

Laurie Tamura, with Urban Planning Concepts, indicated that 50 percent of the DTSP properties (old and new) are owned by governmental agencies such as the County of Santa Barbara and the Department of Motor Vehicles. She suggested having a map that showed government properties and private properties, and stressed to both sides how important it was to step up and work the Plan. She suggested beginning with a list of current events, like the parade and events already established at

Town Center West and McClelland, and then building on those successes. She also encouraged the City to allow signage on the mall bridge to advertise downtown events.

Director of Community Development Appel noted that the City had not been requiring the mall to get permission to change out stores, despite the fact that the DTSP specifies that changes must be approved by the Planning Department. What happens within the mall stays within the jurisdiction of the mall.

Laurie Tamura reviewed a potential vision for the Town Center West, noting that the incentive program should probably offer a developer a reduction in traffic or park fees.

Craig Shaffer commended the staff on their efforts and the revisions. He said he was encouraged to hear there would be activities to attract people to the area. He also felt strongly about having art galleries and exhibits included in the Plan saying the City might want to consider financing an arts center.

Dave Cross, Economic Development Director of the Chamber of Commerce, said the Chamber planned to remain a collaborative partner in the Plan and he agreed with Councilmember Waterfield that it would be redundant to have a second Economic Development Director involved. He stated he supported streamlining the permit process and adding flexibility to the Plan, as well as the return of the Façade Program.

Glenn Morris, CEO of the Santa Maria Valley Chamber of Commerce, stated he believed it was not businesses that bring people to the area, but people who bring businesses to the area. He also said he believed it was important to encourage people to come to work in the downtown area which would lead them to using the area during the day for lunch or to run errands.

Planning Commission Discussion
Commissioner Quigley stated he found the discussion of the meeting to be very positive.

Commissioner Hernandez emphasized the importance of safety in the downtown area and her desire to see a color scheme as businesses work on their improvements.

Chair Dickerson congratulated the Planning Division staff for their efforts. He agreed the DTSP represents the big picture and the details would follow.

Commissioner Andrade suggested including Ms. Tamura's ideas as part of the Plan. He also said he believed the list of prohibited businesses should be followed as some of them would definitely change the feeling of the neighborhood.

Commissioner Brown commented that he had learned a lot throughout the evening and thanked everyone for their efforts.

Council Discussion
Councilmember Boysen stated he supported the idea of closing part of Broadway between Main and Cook Street for activities. People are the key to the DTSP success. He also said he liked the idea of public/private partnerships and remaining flexible in the planning process. He suggested being open to having a matrix specific to each area of the downtown that might allow some of the prohibited businesses in the less visible areas. He said he supported promotional event signs on the mall bridge and looked forward to having an urban designer come through to explore the possibilities.

Councilmember Orach agreed with Councilmember Boysen. He indicated that Broadway was closed down for a bicycle race of 570 riders in 1987, so it was possible to do it again. With regard to a color scheme, he said he would be hesitant to impose restrictions. He was encouraged to have so many artists showing interest in the DTSP.

Councilmember Waterfield thanked the public speakers of the evening for their input and encouraged them to continue to participate in future meetings. She also encouraged local artists and entertainers to come out and be heard.

Councilmember Zuniga stated she agreed with everything she had heard during the meeting. She encouraged staff to go forward.

Mayor Patino commented that she was encouraged by the meeting with Caltrans and the fact that they were willing to collaborate on this project. She stated she did feel there should be some kind of control over the color scheme of the Downtown and that awnings with signage needed to accurately

represent the business under them. She suggested doing another matrix specifying exactly what should be downtown and what should not be downtown. She thanked everyone for their participation during the meeting.

Mayor Patino adjourned the joint meeting of the City Council and Planning Commission at 9:35 p.m., and called for a brief recess before reconvening the regular session of the City Council.

Mayor Patino reconvened the regular session of the City Council at 9:39 p.m.

REPORT BY CITY MANAGER:
City Manager Haydon reported the regular meeting of the City Council scheduled for September 1, 2015 would be cancelled, as was approved on the Consent Agenda this evening. The next City Council meeting will be a joint special meeting with the Block Grants Advisory Committee in Shepard Hall at the Library on Thursday, September 10, beginning at 5:30 p.m. Following that, a regular City Council meeting will be held September 15, 2015.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Zuniga reported she represented Mayor Patino at the Community Coalition's 50th Anniversary; met with representatives from the oil industry; attended a fundraising barbecue for former firefighter Dennis Szczepanski; attended Serve Santa Maria's new Mentorship Program meeting; participated in the Altrusa Club's third Annual Fashion Show fundraiser; and attended a meeting with City staff for a briefing regarding the Downtown Specific Plan.

Councilmember Waterfield reported she attended the press conference at the Police Department regarding death of Marilyn Pharis; the Fire Department's Badge Pinning ceremony; the Chamber of Commerce's Annual Dinner event; met with representatives from the oil industry; gave the welcome to the Optimist's Club Conference; and attended the Concerts in the Park.

Councilmember Orach commended the Recreation and Parks Department for their Concerts in the Park series. Rotary Park, in particular, had an exceptional turnout at the last concert.

Councilmember Boysen stated he had nothing to report. He congratulated former Utilities Director, Rick Sweet, on receiving the Robert F. Grogan Public Service Award.

Mayor Patino indicated that she had been out of town for some time. She reported that she attended the Optimist's Conference; the Altrusa Dinner; the Concerts in the Park; spoke on the Ben Heighes Radio Show; attended a Rotary Meeting; and attended Windset Farms Solar Energy Ribbon Cutting.

Due to recent accusations that the City of Santa Maria is a Sanctuary City, Mayor Patino clarified the definition of a Sanctuary City, saying that the term Sanctuary City is a designation given to a City that follows certain procedures that shelter illegal immigrants, or is willing to protect illegal immigrants from deportation by refusing to comply with the United States Immigration and Customs Enforcement detainers, or otherwise impede open communication with Federal immigration agents. These procedures can be by law or they can be by action. The term was most commonly used for cities that do not permit municipal funds or resources to be applied in supporting enforcement or federal immigration laws. These cities normally do not permit police or municipal employees to inquire about one's immigration status. Mayor Patino reiterated that the City of Santa Maria is not a Sanctuary City.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 9:48 p.m.

APPROVED:

September 15, 2015
Date

Rhonda M. Garietz
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

ATTEST:

Rhonda M. Garietz
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria